



£360,000 Guide Price

Belmont, Stiperstones, Shrewsbury

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Detached Dormer Bungalow
- Unparalleled, Open-Aspect Views of the countryside
- Delightful Conservatory with Stunning Outlook
- Landscaped Gardens
- Extensive Parking, plus a Detached Garage/Workshop
- Three Bedrooms (One located on the ground floor)

## Property Description

A beautifully maintained, 3-bed detached occupying a delightful & elevated position within the stunning surroundings of the Stiperstones AONB. This exceptional property offers unparalleled, open-aspect views to most angles, with the majestic Stiperstones itself forming a dramatic backdrop.

## Main Particulars

Belmont is an exceptional and beautifully maintained three-bedroom detached dormer bungalow, occupying a truly delightful and elevated position within the stunning surroundings of the Stiperstones Area of Outstanding Natural Beauty. This property offers unparalleled, open-aspect views to most angles, with the majestic Stiperstones itself forming a dramatic and breathtaking backdrop.

The village benefits from a popular pub and a village shop, and the property is conveniently located approximately 3 miles from the larger village of Minsterley, which offers a variety of local amenities. Furthermore, Shrewsbury, with its excellent railway and road links to the Midlands and North Wales, is situated approximately 13 miles to the North East. Belmont is surrounded by large, mature gardens approaching approximately one-fifth of an acre, perfectly set within this wonderful area of outstanding natural beauty.

The accommodation is spaciouly arranged and begins with a UPVC glazed entrance door, located to the rear of the property, which opens into the Entrance Hall featuring laminate wooden flooring and a staircase rising to the first floor landing.

The well-proportioned Lounge is fitted with a UPVC double glazed window which offers a beautiful open outlook over local farmland and countryside. This room is enhanced by coving to the ceiling and a substantial brick inglenook housing a cosy wood burner, complete with a raised stone hearth and an oak mantle above.

Double French doors and a step down from the Lounge lead into the delightful Conservatory/Sun Room, which features wooden laminate flooring, a low brick wall, UPVC double glazing, and a polycarbonate roof with a sliding patio door leading to the rear garden. A particular feature of this room is the stunning open aspect views over the garden, local farmland, and the countryside beyond.

The Kitchen/Breakfast Room is fitted with a range of modern eye-level and base units complete with built-in cupboards and drawers, alongside fitted wooden worktops incorporating a one and a half single sink drainer unit with a mixer tap. Integrated features include a built-in Neff electric oven and grill, space for a fridge freezer and dishwasher, and a focal feature Stanley oil-fired range cooker with a solid hot plate, which efficiently provides both central heating and hot water to the property, with an extractor fan situated above. The room is finished with a ceramic tiled floor and benefits from two UPVC double glazed windows.

A part glazed door leads from the kitchen into the practical Rear Porch/Utility, which includes a stainless steel single drainer sink unit with a mixer tap, work surface, base units, and space for a washing machine and freezer. This room features ceramic tiled effect flooring, UPVC double glazed windows, and a polycarbonate roof, again enjoying a beautiful aspect over the gardens and surrounding farmland. A further UPVC double glazed door with windows to the side provides access to the rear of the property.

Also accessible from the Entrance Hall is the separate Dining Room, which has a UPVC double glazed window to the front and coving to the ceiling.

The ground floor also accommodates Bedroom One, which benefits from a lovely aspect over the local countryside via a UPVC double glazed window and features a

comprehensive range of fitted pine floor-to-ceiling wardrobes running the complete length of one wall.

The Downstairs Bathroom includes a panelled bath, pedestal wash hand basin, WC, and a separate glazed shower cubicle with electric shower, set within fully tiled walls, and completed by two UPVC double glazed windows.

The staircase from the Entrance Hall rises to the First Floor Landing, which provides access to a built-in airing cupboard housing the hot water cylinder, and shelving.

The first floor offers Two Further Good-Sized Bedrooms. Bedroom Two features a UPVC double glazed window and useful access storage into the eaves. Bedroom Three boasts a UPVC double glazed window that enjoys a panoramic view over the garden, local farmland, and countryside beyond, and includes useful under-eaves storage and a central chimney breast. This floor also includes a Separate WC with a wash hand basin and a skylight.

Outside, the property is approached via a shared driveway that opens onto an extensive tarmac drive and parking area, offering parking and turning for a number of vehicles, including ample space for a motorhome or caravan. Access from the driveway leads to a Detached Garage with double wooden doors, power, lighting, two windows, and a dedicated workshop area. Wrought iron gates provide access to a wooden pergola with a paved area.

A particular feature of Belmont is the beautiful landscaped gardens, which extend in total to approximately one-fifth of an acre. The gardens feature mature raised flower and shrub borders, a concrete pathway surrounding the property flanked by lawns, a stone rockery, a sun terrace, and pond. The garden is surrounded by mature hedging and includes a fenced raised vegetable garden, a lawn area, a timber shed, a greenhouse, outside lighting, and a selection of fruit trees, all situated in a wonderful rural location enjoying far-reaching views towards all aspects over the local farmland and countryside.

Council Tax Band: C (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

### **Local Area**

Nestled within the breathtaking Stiperstones Area of Outstanding Natural Beauty (AONB), the property enjoys an elevated position ideal for those seeking rural tranquillity and exceptional walks. The nearby Bog Visitor Centre offers a perfect starting point for exploring the legendary Stiperstones ridge and National Nature Reserve. Crucially, the home is well-connected: it is just 3 miles from the larger village of Minsterley, which provides everyday necessities. A short drive further brings you to Pontesbury, offering essential services including doctors and dentists. For broader retail, leisure, and excellent transport links (road and rail), the historic county town of Shrewsbury is approximately 13 miles away. Furthermore, the property benefits from a public bus route running directly through Stiperstones, linking the area to the wider transport network.

### **Services**

Mains water, drainage and electricity. Oil Stanley cooker.

### **Important Notice**

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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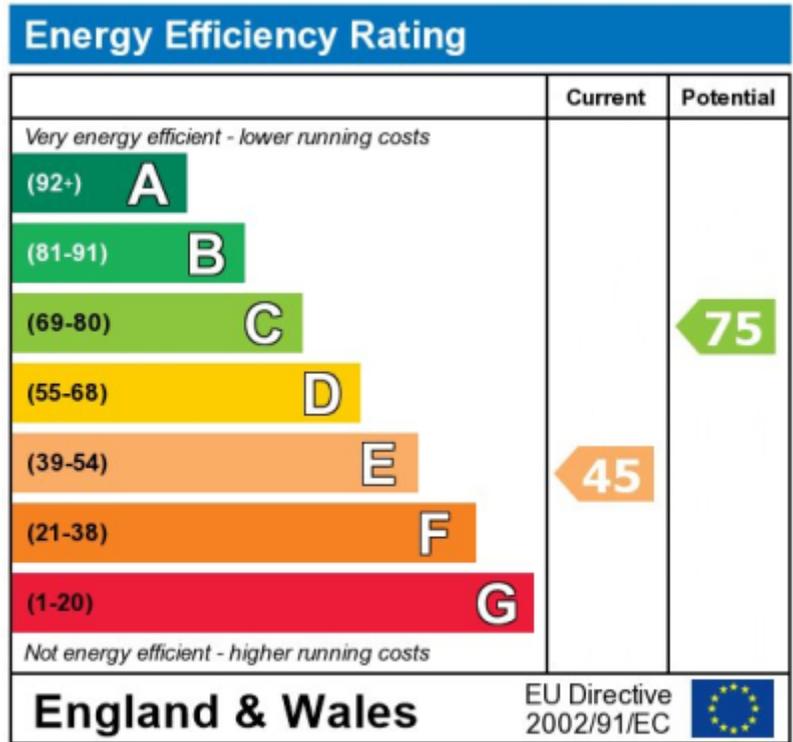
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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